

CITY OF NORTH LAS VEGAS
INTEROFFICE MEMORANDUM

To: Bryan Saylor, Planner, Land Development & Community Services
From: Jimmy Love, Major Projects Coordinator, Department of Public Works
Subject: FDP-06-2024 **Old Rose Garden**
Date: June 10, 2024

The Department of Public Works recommends that this item comply with the conditions of approval for ZN-05-2024 and TF-02-2024.

Jimmy Love, Major Projects Coordinator
Department of Public Works

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KAEMPFER

CROWELL

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May 28, 2024

VIA EMAIL

NORTH LAS VEGAS
COMPREHENSIVE PLANNING DEPARTMENT
2250 Las Vegas Blvd. North
North Las Vegas, Nevada 89106

***Re: Justification Letter – Final Development Plan for a
Multi-Family Housing Development
APNs: 139-22-810-041 & 042 (SEC of Tonopah Avenue/Yale Street)***

To Whom It May Concern:

Please be advised our firm represents the Applicant. The Applicant is proposing to develop a multi-family housing development on property located at the southeast corner of Yale Street and Tonopah Avenue, more particularly described as APNs: 139-22-810-041 & 042 (collectively the "Site"). The Site is approximately 5.01 acres. The Southern Nevada Regional Housing Authority owns the Site. By way background, on May 8, 2024, the North Las Vegas Planning Commission unanimously recommended approval of the zone change from R-A/R-2 to PUD/PID. The zone change (ZN-00005-2024) will be introduced at the June 5, 2024 North Las Vegas City Council hearing with a final hearing date set for the July 3, 2024 North Las Vegas City Council hearing.

The Applicant is requesting to develop a 192 unit multi-family affordable housing development. The proposed development will consist of one four-story building at a height of 56 feet. The building will be located essentially in the center of the Site with parking fields around the building. The building will wrap around a central courtyard on three sides. Access to the Site is from Yale Street with main entrance and drop off area located directly east. There is also an exit only driveway onto Tonopah Avenue. Visitor parking will be located to the north and south of the entryway. The community will be gated with the vehicular gates located directly north and south of the visitor parking fields, respectively. There will be a total of 192 units comprised of the following bedroom mix: 180 one-bedroom units and 12 two bedroom units.

The Site is providing a total of 38,400 square feet of open space including a 24,260 square foot courtyard area and 8,385 square feet of indoor amenities. Indoor amenities include a lounge and multi-purpose area, salon, arts and crafts area, computer room, fitness center, library, and laundry lounges. The amenities throughout the Site are designed to encourage residents to socialize.

In addition to the open space, the Applicant is providing a patio for every unit on the first level and a balcony for every unit on the second level. The patio square footage is 63 square feet where 80 square feet is required; however, the balconies are 63 square feet where only 40 square feet is required. As a result, the Site is providing 12,096 square feet of patio and balcony areas (2,772 square feet of patio area (44 first level patios x 63 SF) plus 9,324 square feet of balcony area (148 second level balconies x 63 SF)). The total required square footage for patios and balconies is only 9,440 square feet (3,520 square feet of patio area (44 first level patios x 80 SF) plus 5,920 square feet of balcony area (148 second level balconies x 80 SF)). Therefore, Site is providing approximately 22% more square footage for patios and balconies than is required.

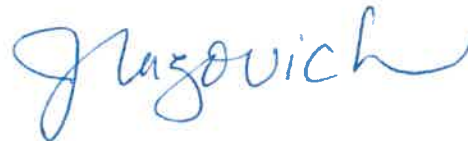
The Site is providing 257 parking spaces where 257 parking spaces are required in the R-A area. The Site is near mass transit. In addition, the Site is intended to be used as an affordable option for residents.

In conclusion, the Final Development Plan is consistent with the plan submitted and approved by the North Las Vegas Planning Commission. In addition, the Final Development Plan for the multi-family development is compatible with the existing multi-family developments in the area.

We thank you in advance for your time and consideration. Should you have any further questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/ajc

BALCONY/PATIO AREAS PROVIDED

UNIT TYPE	1 BR/1.00B	2 BR/1.00B	3 BR/1.00B	4 BR/1.00B
QTY AREA	12	12	12	12
1.00B AREA	12	12	12	12
2.00B AREA	12	12	12	12
3.00B AREA	12	12	12	12
4.00B AREA	12	12	12	12
TOTAL	48	48	48	48
TOTAL BALCONY/PATIO AREAS PROVIDED	12,228 S.F.	12,228 S.F.	12,228 S.F.	12,228 S.F.

BALCONY AREA REQUIRED

GROUND FLOOR UNITS: 48
AREA REQUIRED: 48 S.F. TOTAL AREA REQUIRED: 503 S.F.
TOTAL PARKING BALCONY AREA REQUIRED: 9,440 S.F.
TOTAL PARKING BALCONY AREA PROVIDED: 49 S.F.

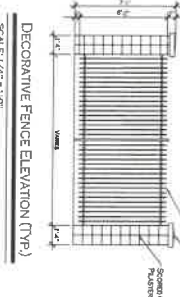
OPEN SPACE CALCULATIONS

PER TITLE 17.24.020.2 2000 S.F. OF OPEN SPACE IS REQUIRED PER DWELLING UNIT ON A TOTAL OF 30,400 S.F.

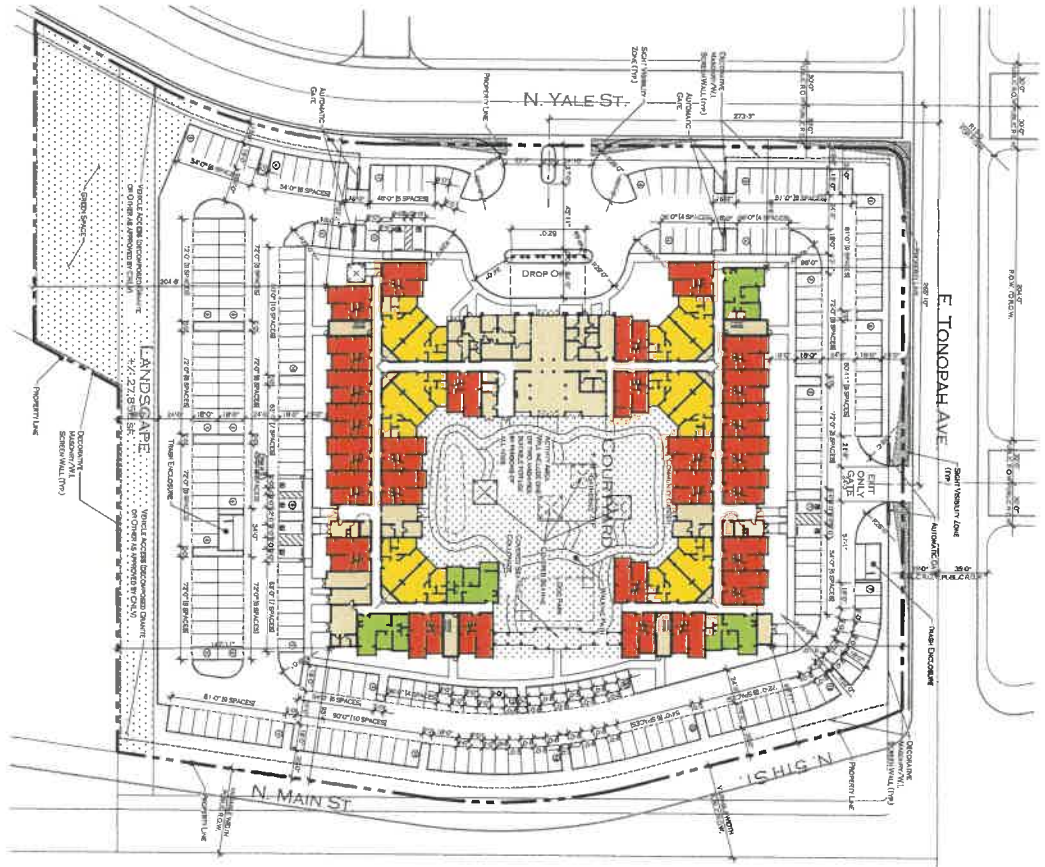
OPEN SPACE PROVIDED:	24,260 S.F.
RECREATIONAL COURTYARD	27,858 S.F.
INDOOR RECREATIONAL SPACES	2,541 S.F.
MULTIPURPOSE	981 S.F.
SALON & LOUNGE	981 S.F.
ARTS CENTER	981 S.F.
COMMUNITY CENTER	981 S.F.
LIBRARY	981 S.F.
LAUNDRY LOUNGES	981 S.F.
TOTAL INDOOR	8,363 S.F.
TOTAL OPEN SPACE PROVIDED	60,801 S.F.

IT SHOULD BE NOTED, IN ADDITION TO THE RECREATIONAL OPEN SPACE PROVIDED AND THE LANDSCAPE AREAS FOR COMMUNITY GATHERING, THE FACILITY IS ALSO BEING PROVIDED A PLAZA AREA FOR COMMUNITY GATHERING AND A SMALL OFFICE SPACE PROVIDED FOR RESIDENTS. THESE SERVICES COULD POTENTIALLY BE PROVIDED DURING THE SECOND TRAILING PHASES/PHASE ACTIONS, PHASES, ETC.

DEVELOPER/APPLICANT
MCCORMACK BARON
SALAZAR, INC.
100N BROADWAY SUITE 100
ST. LOUIS, MO 63102
314.681.2600



DECORATIVE FENCE ELEVATION (TYP.)



SITE INFORMATION

ZONING:
CURRENT: RA/R-2 PROPOSED: PUD/PID
PROPOSED: RESIDENTIAL - INDEPENDENT SENIOR LIVING
APN:
(E) PARCEL NO. (1) 139.22610041 3.98 ACRES
(E) PARCEL NO. (2) 139.22610042 1.58 ACRES
PROPOSED PARCEL: (APPROXIMATE, TO BE VERIFIED)
APPLICANT REQUESTING TO CHANGE PARCEL: 139.22610041 WITH PARCEL: 139.22610042 TO BE A SINGLE PARCEL
AND REQUESTING TO CHANGE FROM 139.22610041 TO 139.22610042

GROSS AREA 253,083 SQ. FT.
DENSITY: 192 / 581 = 133.05 U/GA

UNIT MIX	# UNITS	% MIX
1 BED 1 BATH	180	64%
2 BED 2 BATH	12	6%
TOTAL UNITS	192	100%

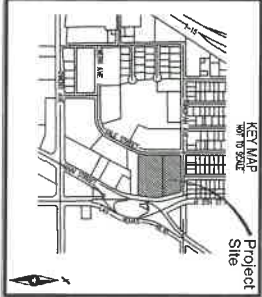
PARKING REQUIREMENTS

BASIC PARKING REQUIRED:	RA ZONE
1 BED	270
2 BED	24
OVERST	48
TOTAL REQUIRED:	342

TOTAL PROVIDED: 257

H/C PARKING REQUIREMENTS
H/C PARKING REQUIRED: 257 P.S. = 7
H/C PARKING PROVIDED: 8

UNIT MATRIX	2 Bedroom	1 Bedroom	Total
Staircase 1	1	11	12
Staircase 2	3	177	180
Staircase 3	1	11	12
TOTAL UNITS	5%	84%	100%



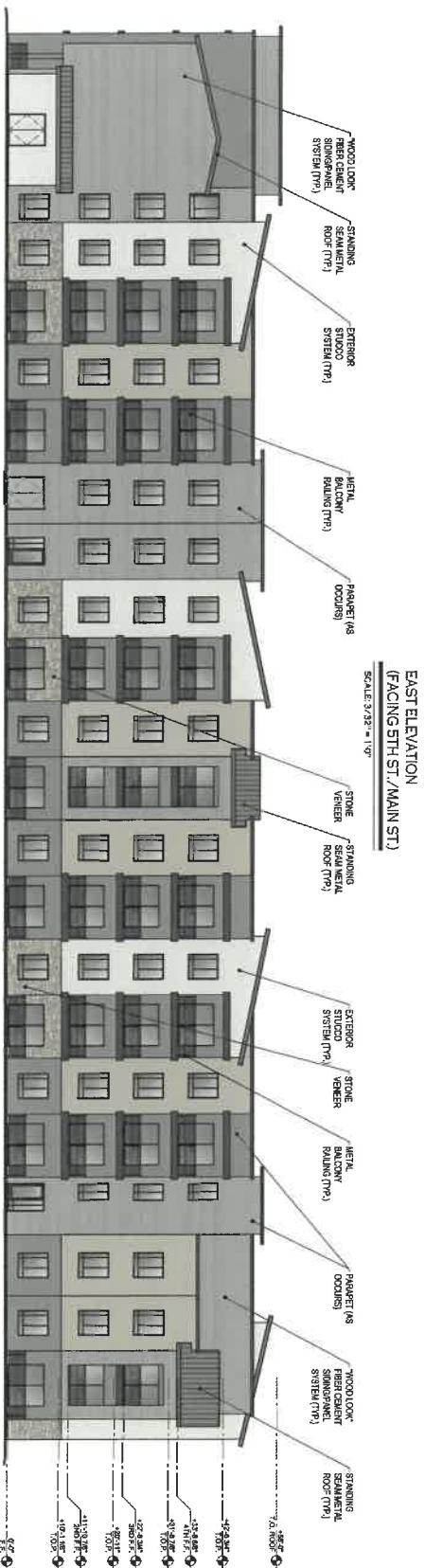
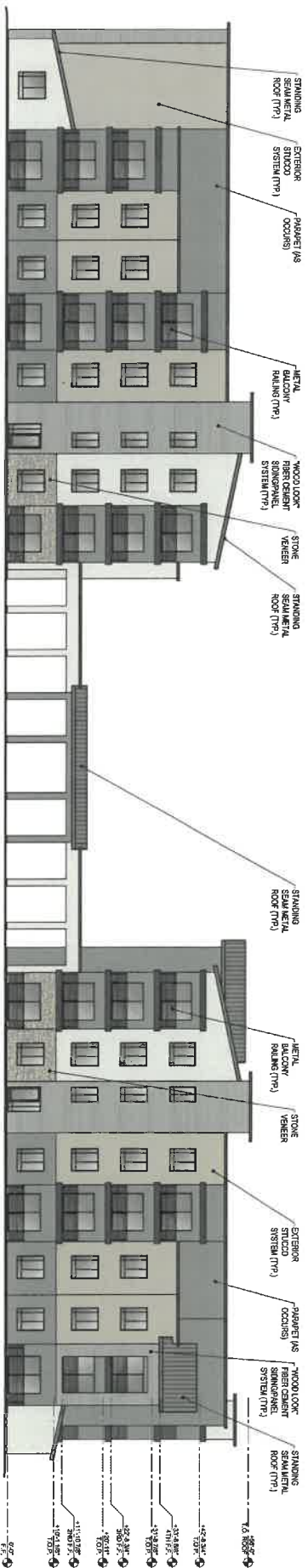
ARCHITECTURAL SITE PLAN
SCALE: 1" = 30'-0"



PROJECT NO. 923066.1 DECEMBER 11TH, 2023

OLD ROSE GARDEN
NORTH LAS VEGAS, NEVADA

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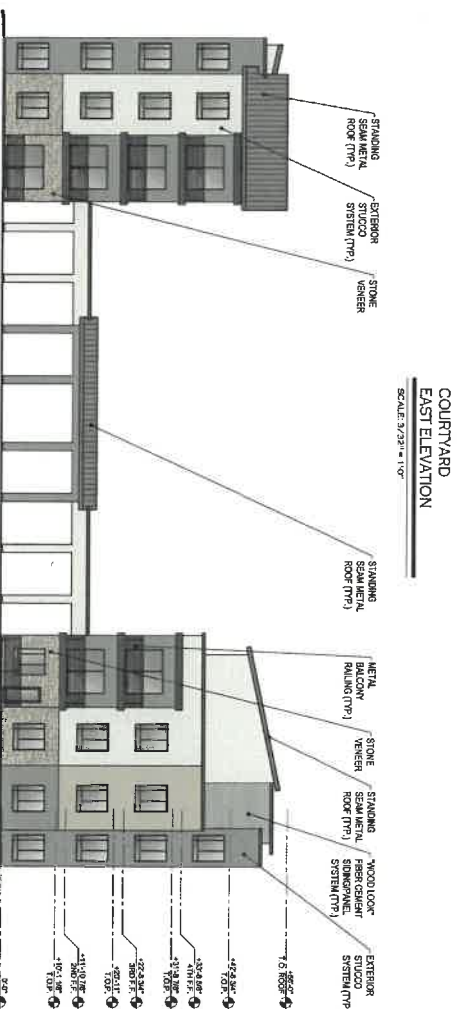
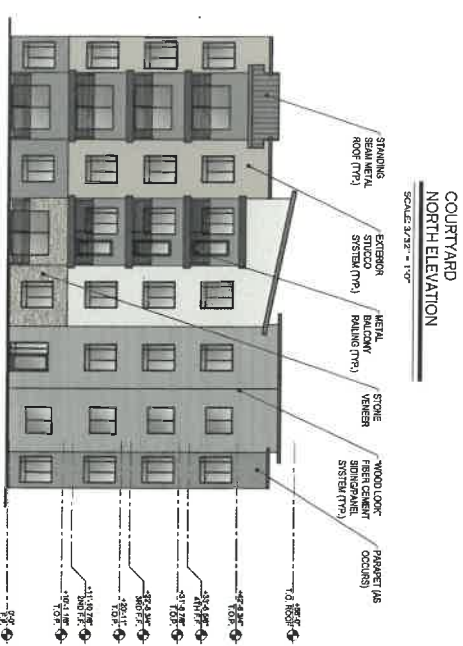
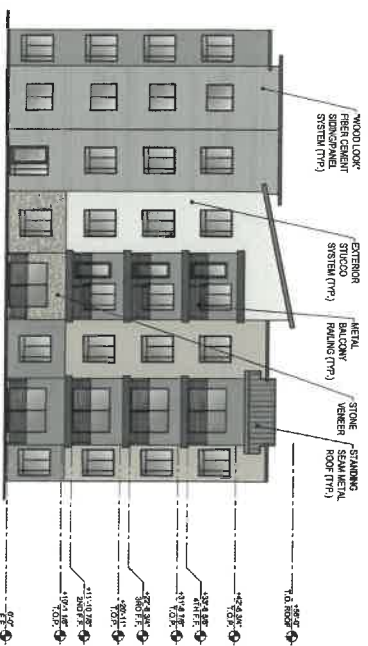
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OLD ROSE GARDEN

NORTH LAS VEGAS, NEVADA



PROJECT NO.: 923066.1 DECEMBER 11TH, 2023



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OLD ROSE GARDEN
NORTH LAS VEGAS, NEVADA

PROJECT NO.: 923066.1 DECEMBER 11TH, 2023

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PLANTING SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME	SIZE	QTY	REMARKS
TREES				
	Chinese Pistache <i>Pistacia chinensis</i>	24" Box	25	Standard Min. Spec: 7x2.5x1'
	Rosewood <i>Delonix elaeagnifolia</i>	24" Box	52	Standard Min. Spec: 6x3x1'
	Shoebill <i>Acacia senegalensis</i>	24" Box	50	Standard Min. Spec: 7x2.5x1.25'
	Willow <i>Acacia salicina</i>	24" Box	70	Standard Min. Spec: 7x2.5x1.25'
SHRUBS				
	Green Cloud Texas Sage <i>Leucophyllum I. 'Green Cloud'</i>	5 gal.	146	Can Full
	Red Bird Of Paradise <i>Cassipouira pulcherrima</i>	5 gal.	97	Can Full
	Texas Privet <i>Ligustrum japonicum</i>	5 gal.	375	Can Full
ACCENTS/GRASSES/PERENNIALS				
	Spanish Lavender <i>Lavandula stoechas</i>	5 gal.	90	Can Full
GROUNDCOVERS				
	New Gold Lantana <i>Lantana x New Gold</i>	5 gal.	84	Can Full
	Trailing Rosemary <i>Rosmarinus officinalis 'Prostratus'</i>	5 gal.	9	Can Full

Open Space Calculations
Per Table 17.24.000-2.200 S.F. of open space is required per dwelling unit for a total of 58,400 S.F.

Open Space Provided:
Decorative Landscaping 24,500 S.F.
Indoor Recreational Spaces 27,855 S.F.
LOBBY LOUNGE & 2,541 S.F.
SALON & LOUNGE 981 S.F.
ARTS & CRAFTS & 997 S.F.
FITNESS CENTER 720 S.F.
LIBRARY 394 S.F.
LAUNDRY LOUNGE 344 S.F. 2,755 S.F.
TOTAL OPEN SPACE PROVIDED 58,395 S.F.

It should be noted, in addition to the recreational space space provided and numerous areas for community gathering, the facility is also being provided a social care worker's office and a mental health office for the convenience of the residents. Additionally, the setback on the east side of the property (along N. 5th Street, north) will be landscaped with enhanced landscaping.



This map is for assessment use only and does NOT represent a survey.
No liability is assumed for the accuracy of the data delineated herein.
Information on roads and other non-assessed parcels may be obtained
from the Road Document Listing in the Assessor's Office.
This map is compiled from official records, including surveys and deeds,
but only contains the information required for assessment. See the
recorded documents for more detailed legal information.
USE THIS SCALE WHEN MAP REDUCED FROM 1:1017 ORIGINAL.



MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PAID BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 001 PARCEL NUMBER
- 002 ROAD PARCEL NUMBER
- 003 ACRES
- 004 ROAD SUBSID NUMBER
- 005 LOT NUMBER
- 006 BLOCK NUMBER
- 007 GOV. LOT NUMBER

BOOK

125	124	123
135	139	140
163	162	161

22

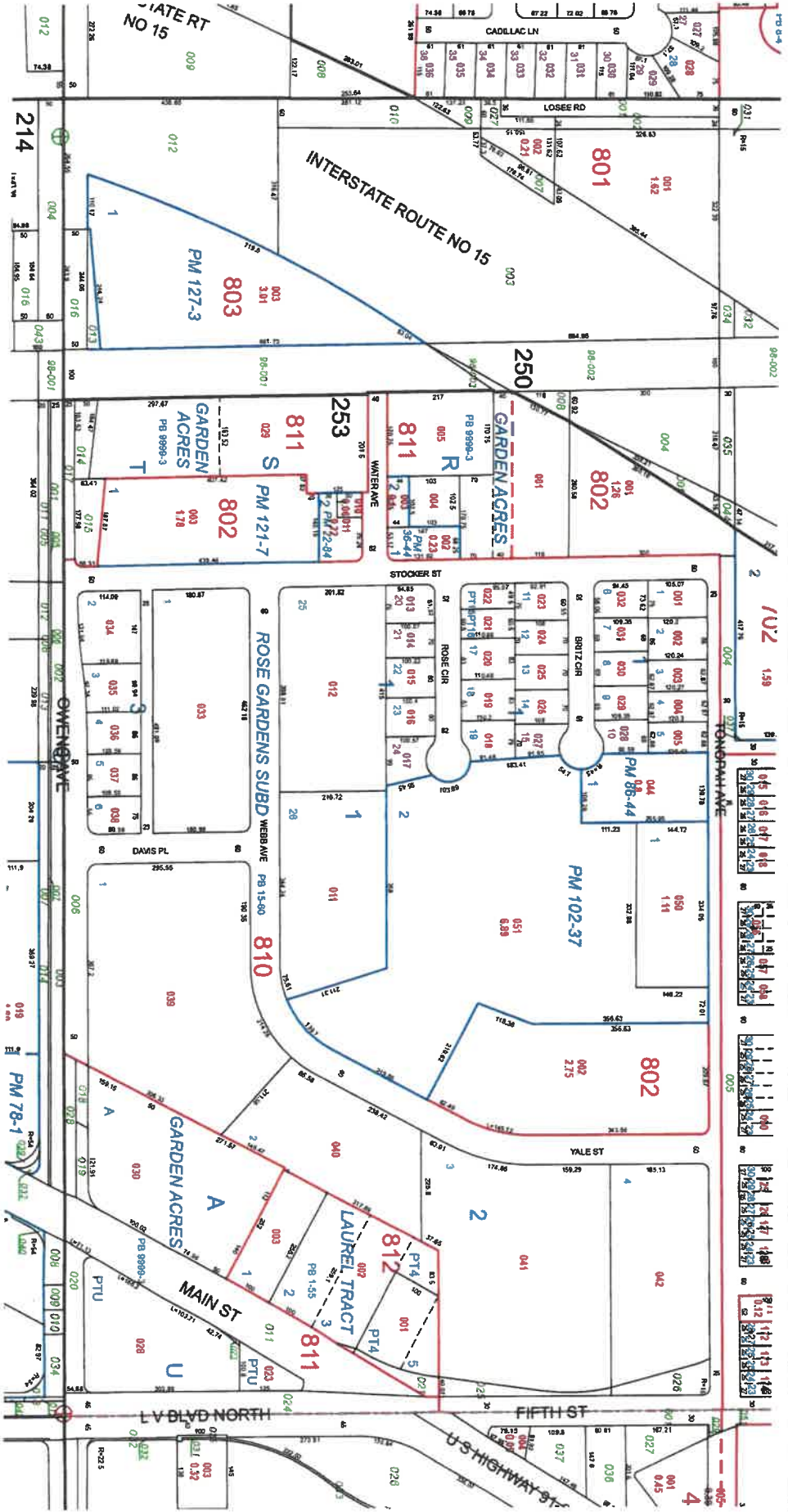
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139-22-8

ASSESSOR'S PARCELS - CLARK COUNTY, NV.
Briana Johnson - Assessor

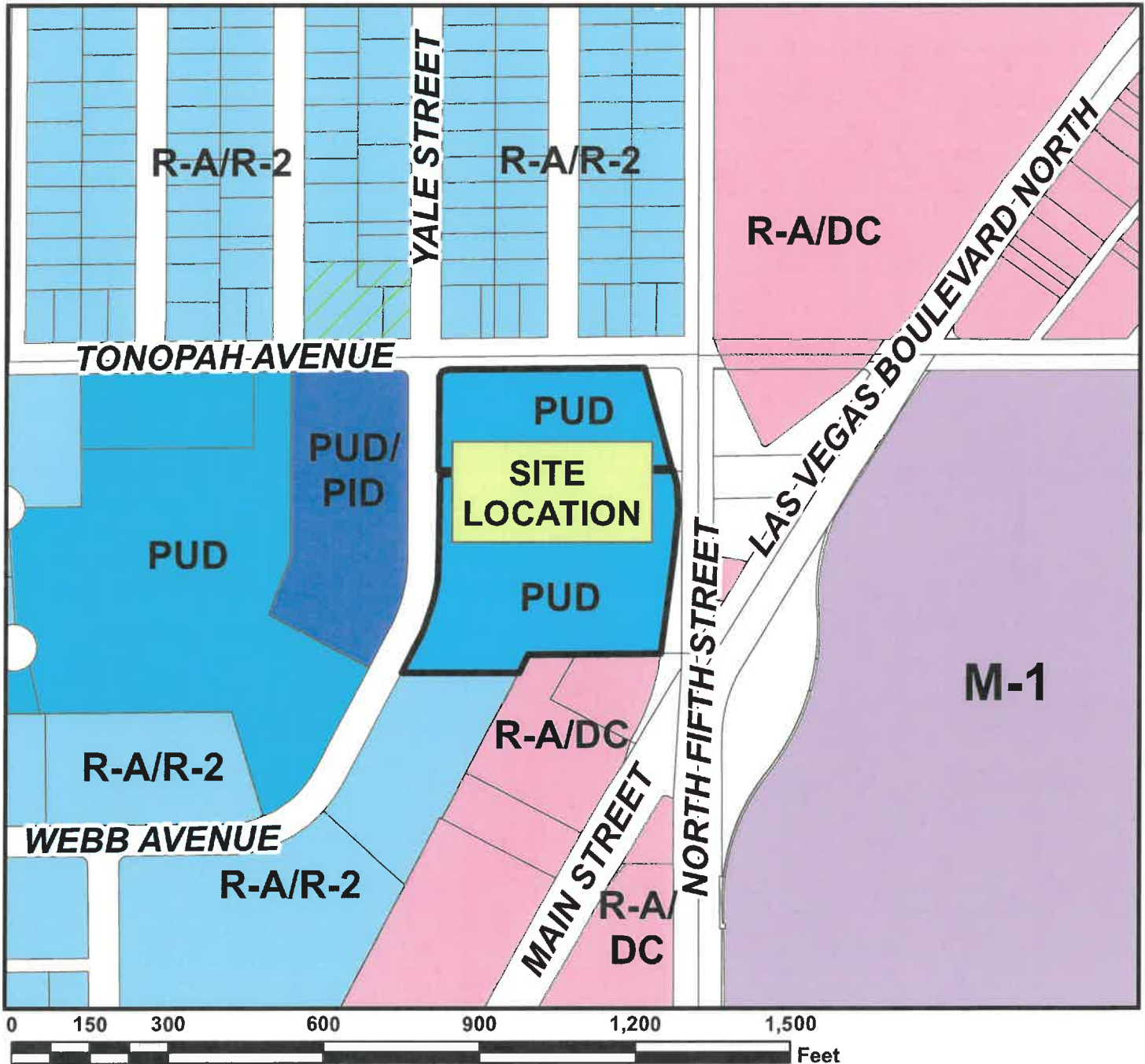


TAX DIST 250,253



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Southern Nevada Regional Housing Authority
Application Type: Final Development Plan
Request: To Develop a 192-Unit Multi-Family Housing Development
Project Info: Southwest Corner of North Fifth Street and Tonopah Avenue
Case Number: FDP-06-2024

06/05/2024

